



Church Street, Higher Walton, Preston

Offers Over £679,950

Ben Rose Estate Agents are pleased to present to market this exceptional six-bedroom detached family home, situated within the highly sought-after village of Higher Walton. Beautifully presented and tastefully decorated throughout, this impressive residence offers an abundance of versatile living space, making it perfectly suited to couples seeking a spacious forever home in a desirable semi-rural setting. The property also benefits from a range of energy-efficient features, including solar panels that generate sufficient electricity to power the home, an air source heat pump and two electric vehicle charging points, providing an environmentally conscious lifestyle with reduced running costs. Higher Walton is renowned for its peaceful surroundings whilst remaining conveniently close to Preston and Blackburn, offering a fantastic selection of shopping, dining and leisure facilities. Excellent bus links serve the surrounding areas, while the nearby M65, M61 and M6 motorways provide superb commuter connections across the North West. The area also benefits from picturesque countryside walks and a welcoming village atmosphere, combining rural charm with everyday convenience.

Stepping through the impressive entrance hall, you are immediately greeted by a striking central staircase, with a thoughtfully designed seating area tucked behind, with French doors overlooking the garden, creating a wonderful first impression. A convenient WC is located off the hallway before entering the stunning open-plan kitchen and dining area. The beautifully fitted kitchen features a central island, Rangemaster oven, integrated dishwasher and fridge/freezer, whilst also providing access to the integral garage and separate utility room. The spacious dining area enjoys French doors opening onto the rear garden, creating the perfect space for entertaining.

To the front of the home is an elegant sitting room, connected to the generous lounge via double doors, allowing both rooms to flow seamlessly.

The first floor hosts a truly luxurious principal bedroom suite complete with French doors opening onto a private balcony, a spacious dressing room and a beautifully appointed five-piece en-suite featuring a freestanding bath and walk-in shower. Three further generous double bedrooms are found on this floor, all served by a stunning five-piece family bathroom with a freestanding bath and separate walk-in shower. The second floor continues the generous accommodation with two additional double bedrooms, both benefitting from Velux windows, making them ideal for guest rooms, home offices or hobby spaces.

Externally, the property is approached via a generous gravel driveway providing off-road parking for four to five vehicles, complete with an electric vehicle charging point, which services two cars and access to the integral garage. To the rear, the magnificent garden enjoys uninterrupted panoramic views across the valley and surrounding countryside. A substantial paved patio offers the perfect setting for outdoor dining and entertaining before steps lead down to an expansive lawn, creating a wonderful space for relaxation and family enjoyment. Combining substantial accommodation, outstanding energy efficiency, high-quality finishes and an enviable location, this exceptional home presents a rare opportunity to acquire a truly outstanding property in one of Higher Walton's most desirable settings.























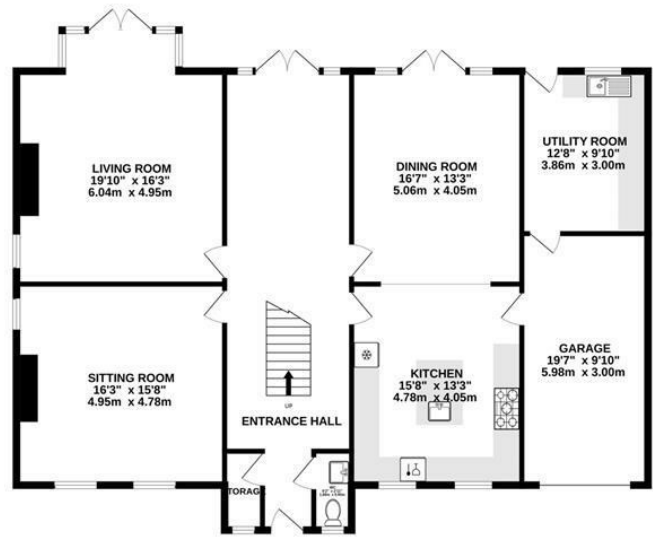




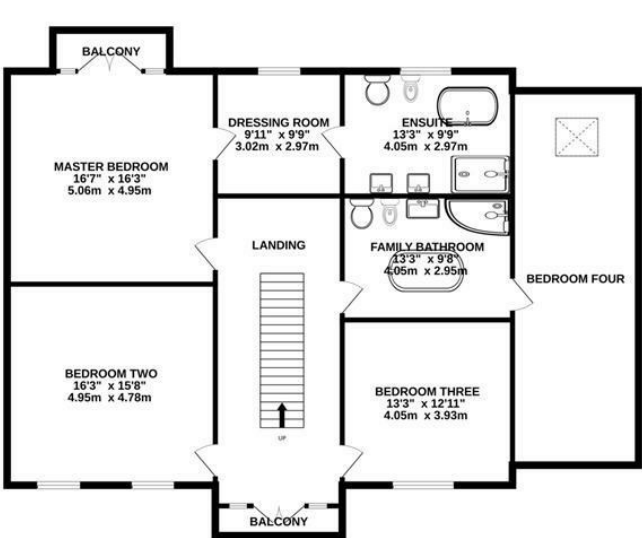


BEN ROSE

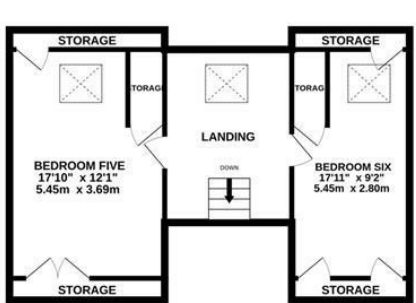
GROUND FLOOR
1639 sq.ft. (152.3 sq.m.) approx.



1ST FLOOR
1628 sq.ft. (151.3 sq.m.) approx.



2ND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 3850 sq.ft. (357.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

